

Mortgagee's Mailing Address:  
P. O. Box 1268  
Greenville, S.C. 29602

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DONNIE S. TANKERSLEY  
R.M.C.

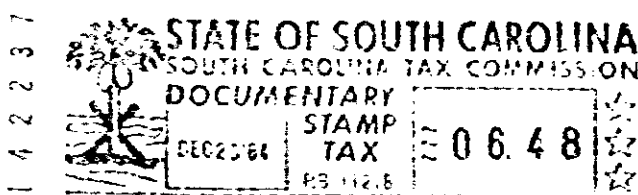
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### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 20  
 1982. The mortgagor is Wm. Benk & Associates, a South Carolina General Partnership  
 ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB  
 which is organized and existing  
 under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268,  
GREENVILLE, SOUTH CAROLINA 29602 ("Lender").  
 Borrower owes Lender the principal sum of Twenty One Thousand Six Hundred and No/100  
Dollars (U.S. \$ 21,600.00). This debt is evidenced by Borrower's note  
 dated the same date as this Security Instrument ("Note") which provides for monthly payments, with the full debt, if not  
 paid earlier, due and payable on January 1, 2015. This Security Instrument  
 secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and  
 modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this  
 Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and  
 the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and  
 assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or unit, situate, lying and being in the State  
 of South Carolina, County of Greenville, being known and designated as Unit No.  
 11-K of Yorktown Horizontal Property Regime as is more fully described in Master  
 Deed recorded on August 13, 1980 in the RMC Office for Greenville County in Deed  
 Book 1131 at Pages 70 through 133, inclusive.

This being the same property conveyed to the mortgagor herein by deed of  
 American Service Corporation of South Carolina of even date and to be recorded  
 herewith.



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which has the address of Unit No. 11-K, Yorktown Condominiums, Greenville  
 [Street] [City]  
 South Carolina 29615 ("Property Address");  
 [Zip Code]

TO HAVE AND TO HOLD such property unto Lender and Lender's successors and assigns, forever, together with all  
 the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties,  
 mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All  
 replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this  
 Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to  
 mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record.  
 Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any  
 encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with  
 limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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